

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

|                     |   |                             |                 |
|---------------------|---|-----------------------------|-----------------|
| APPLICANT           | Sacramento Theatrical Lighting, 212 13th Street, Sacramento, CA.  | 95814                       |                 |
| OWNER               | Sacramento Theatrical Lighting, 212 13th Street, Sacramento, CA.  | 95814                       |                 |
| PLANS BY            | Donald Celli & Associates, 11634 Fair Oaks Blvd., Sacramento, CA. | 95628                       |                 |
| FILING DATE         | 8/6/85  | ENVIR. DET. Exempt 15305(a) | REPORT BY SD:gv |
| ASSESSOR'S-PCL. NO. | 266-152-03, 04  |                             |                 |

**APPLICATION:** Lot line adjustment to merge two parcels.

**LOCATION:** 1830-34 Auburn Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two parcels into one 2.2+ acre parcel.

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
1965 Arden - Arcade Community  
Plan Designation: Heavy Commercial/Industrial  
Existing Zoning of Site: M-1  
Existing Land Use of Site: Storage

**Surrounding Land Use and Zoning:**

North: Restaurant and liquor store; M-1  
South: Single family and vacant; C-2, R-2A  
East: Single family and commercial; C-2, R-1  
West: Southern Pacific Railroad Tracks; M-1

Property Dimensions: Irregular  
Property Area: 2.2+ acres  
Topography: Flat  
Street Improvements: To be provided  
Utilities: To be provided

**PROJECT EVALUATION:** Staff has made the following findings:

- A. The subject site consists of two parcels totalling 2.2+ acres in size. The site is located in the light industrial (M-1) zone. It is currently developed with outdoor storage and three small storage buildings made of wood and metal. The site is surrounded by commercial and residential developments and Southern Pacific Railroad Tracks to the west. The applicant proposes to combine the two parcels for the future development of a warehouse/office facility. Staff notes that no more than twenty-five percent of the gross floor area can be devoted to office uses without special permit approval. Staff has no objection to merging the lots.

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B. The City Traffic Engineer, Real Estate Division and Water Division have reviewed the plans. The Traffic Engineer states that a round corner must be dedicated at the intersection of Juliesse Avenue and Auburn Boulevard. The City Engineer requires deed description of the resulting parcel.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(a)).

RECOMMENDATION: Staff recommends the Commission approve the proposed lot adjustment by adopting the attached resolution.

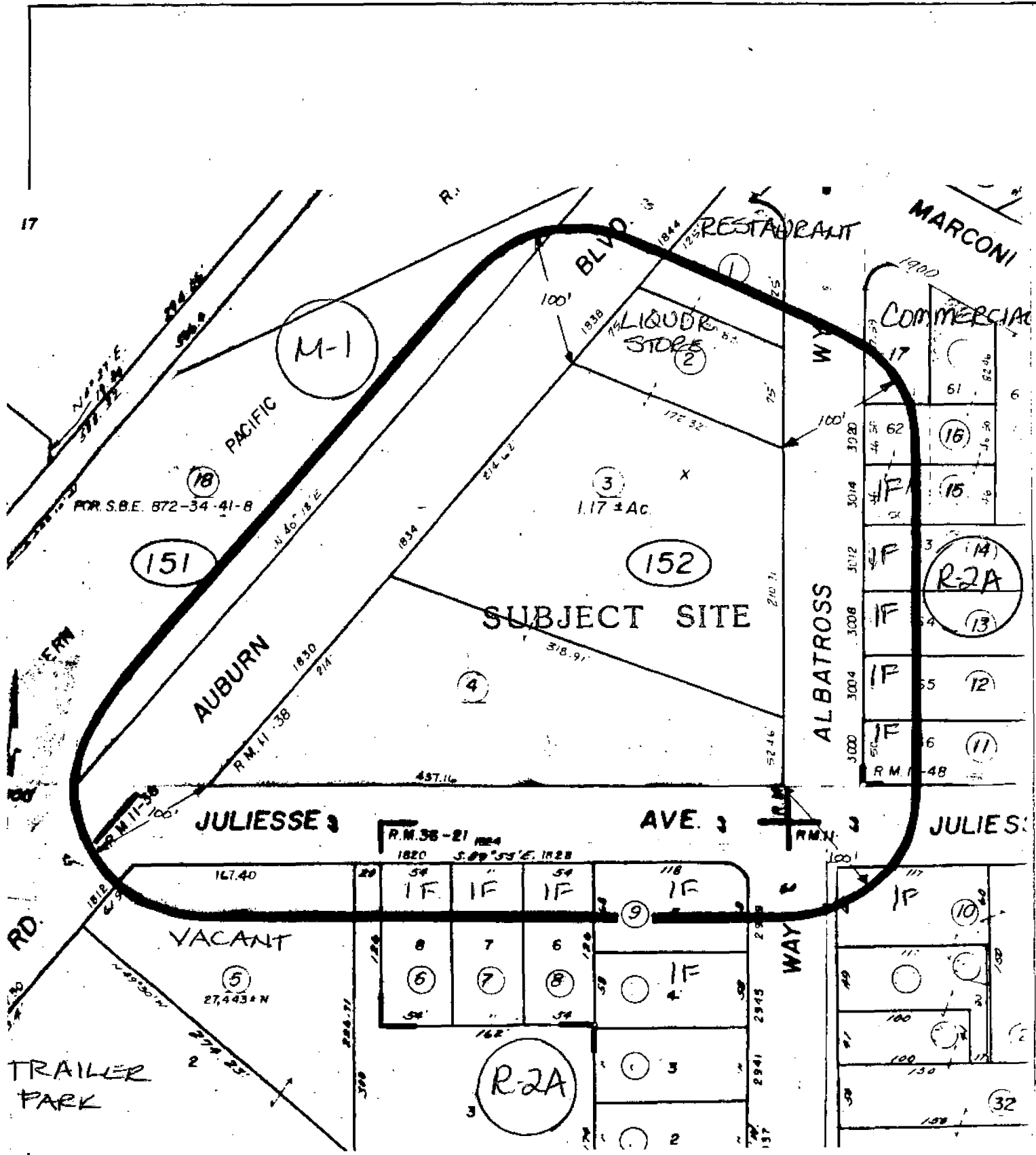
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VICINITY MAP



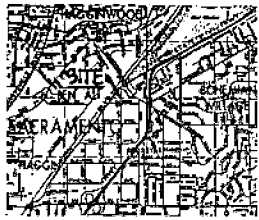
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# LAND USE & ZONING MAP

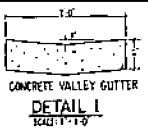
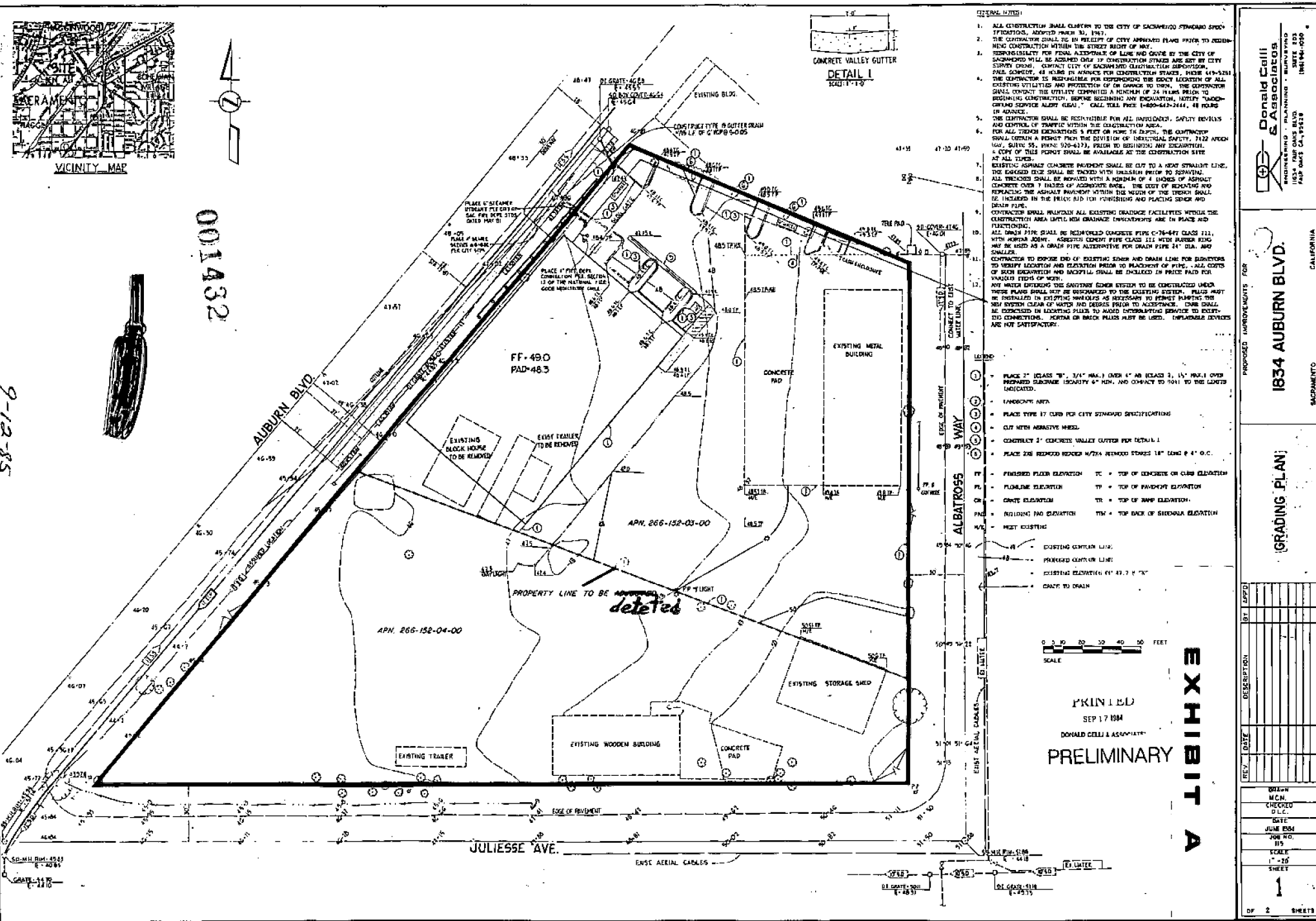
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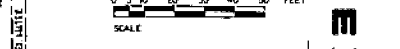
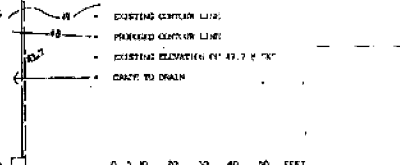


VICINITY MAP



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL OBTAIN THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, ADOPTED MARCH 31, 1987.
  - THE CONTRACTOR SHALL BE IN RECEIPT OF CITY APPROVED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT OF WAY.
  - RESPONSIBILITY FOR FINAL ACCEPTANCE OF WORK AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSIGNED ONLY IF CONSTRUCTION STARTS AND SET BY CITY SURVEY CORNER. CONTACT CITY OF SACRAMENTO UTILITIES DEPARTMENT.
  - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF OR CHANGE TO THEM. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING CONSTRUCTION, BEFORE BEGINNING ANY EXCAVATION, NOTIFY "CALIFORNIA SERVICE ALERT (CALL)" CALL TOLL FREE 1-800-647-2444, 48 HOURS IN ADVANCE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INDIVIDUAL SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
  - FOR ALL TRENCH EXCAVATION 6 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY, 7122 AVENUE K, SUITE 59, RENO 97502-6173, PRIOR TO BEGINNING ANY EXCAVATION.
  - A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
  - EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE CUT TO A NEW STRAIGHT LINE. THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO SPALLING.
  - ALL TRENCHES SHALL BE REPAVED WITH A MINIMUM OF 4 INCHES OF ASPHALT CONCRETE OVER 7 INCHES OF AGGREGATE BASE. THE CUT OF EXISTING ASPHALT REPAIRING THE ASPHALT PAVEMENT WITHIN THE WIDTH OF THE TRENCH SHALL BE INCLUDED IN THE PRICE AND NOT FURNISHING AND PLACING SAND AND GRAVEL FILL.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
  - ALL DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE C-76-647 CLASS III, WITH HORIZONTAL JOINTS. AGGREGATE CONCRETE PIPE CLASS III WITH RUBBER RING MAY BE USED AS A GRAY PIPE ALTERNATIVE FOR DRAIN PIPE 14" DIA. AND SMALLER.
  - CONTRACTOR TO EXPOSE END OF EXISTING SEWER AND DRAIN LINE FOR EXPOSURES TO VERIFY LOCATION AND ELEVATION PRIOR TO LAYOUT OF PIPES. ALL COSTS OF SUCH EXPOSURES AND BACKFILL SHALL BE INCLUDED IN PRICE PAID FOR VALIDITY TERMS OF WORK.
  - ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PIPES MUST BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT FLOWING THE SEWER SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PIPES TO AVOID DISRUPTING SERVICE TO EXISTING CONNECTIONS. HOLES OR SLITS SHALL NOT BE USED. UNPLUGGABLE DEVICES ARE NOT SATISFACTORY.

- PLACE 2" (CLASS III) 3/4" MAX. OVER 4" AS CLASS 2, 1/2" MAX. OVER PROPOSED DRAINAGE (SLOPE 1/4" MIN. AND CONTACT TO 1/2" TO THE LOWEST INDICATED).
  - LANDSCAPE WITH.
  - PLACE TYPE IV CURB PER CITY STANDARD SPECIFICATIONS.
  - CUT WITH ABRASIVE WHEEL.
  - CONTRACT 2" CONCRETE VALLEY GUTTER FOR DETAIL I.
  - PLACE 2#8 REBAR SPACING WITH 2#4 REBAR SPACES 18" LONG @ 4" O.C.
- FINISHED FLOOR ELEVATION    TC = TOP OF CONCRETE OR CURB ELEVATION  
 FINISH ELEVATION            TP = TOP OF FINISH FLOOR ELEVATION  
 DRIVE ELEVATION            TR = TOP OF DRIVE ELEVATION  
 FINISHED PAD ELEVATION    TTM = TOP BACK OF SIDEWALK ELEVATION  
 MEAS. EXISTING



PRINTED  
 SEP 17 1984  
 DONALD CELLI & ASSOCIATES  
**PRELIMINARY**

EXHIBIT A

DONALD CELLI & ASSOCIATES

1834 AUBURN BLVD.

SACRAMENTO, CALIFORNIA

PROPOSED IMPROVEMENTS FOR

1834 AUBURN BLVD.

(GRADING PLAN)

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

|       |        |         |        |      |           |         |    |       |          |        |   |
|-------|--------|---------|--------|------|-----------|---------|----|-------|----------|--------|---|
| DRAWN | M.C.N. | CHECKED | D.L.C. | DATE | JUNE 1984 | JOB NO. | 15 | SCALE | 1" = 20' | SHEET  | 1 |
| DP    | 2      |         |        |      |           |         |    |       |          | SHEETS |   |